

006.0 0003 0006.0
Map Block Lot

1 of 1 Residential
CARD ARLINGTON

APPRAISED: 949,200 / Total Card / Total Parcel
USE VALUE: 949,200 / 949,200
ASSESSED: 949,200 / 949,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27-29		CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	BIRMAN MICHAEL R	Unit #:	
Owner 2:	CLINTON KATHERINE A		
Owner 3:			

Street 1: 27 CHANDLER ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	AZZA MARIA C -
Owner 2:	-

Street 1: 27 CHANDLER ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 5,478 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5478	Sq. Ft.	Site			0	80.	1.07	1									467,471						467,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5478.000	481,700		467,500	949,200		5434
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	5434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	16:20:21
LAST REV Date	Time
01/18/18	14:17:32
apro	
575	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
AZZA MARIA C	53052-404	6/23/2009	585,000 No No
STAGNO ROBERT &	42527-457	4/18/2004	515,000 No No
STAGNO ANGELO/E	26331-207	5/21/1996	1 No No A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2009	575	Manual	2,500					
5/5/2004	330	Redo Bat	8,000	C		G6	GR FY06	
9/10/1998	693	Manual	14,000					REPLACE PORCHES/WI
5/11/1993	169		1,100					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	336	PATRIOT
3/11/2005	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Fair																																																																																																													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Average																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																													
Sec Wall:			%	OthrFix:	Rating:																																																																																																													
Roof Struct: 2 - Hip				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																																																																																																													
Color: GREY				A Kits: 1	Rating: Fair																																																																																																													
View / Desir:				Fpl:	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C - Average				CONDOS INFORMATION																																																																																																														
Year Blt: 1923	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct: G11	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL																																																																																																					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		2	6	2																																																																																																						
Sec Int Wall:			%	Economic:		%		Additions:																																																																																																										
Partition: T - Typical				Special:		%		Kitchen:																																																																																																										
Prim Floors: 3 - Hardwood				Override:		%		Baths:	2004																																																																																																									
Sec Floors:			%	Total:	26.4	%		Plumbing:																																																																																																										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.06469190				General:																																																																																																										
Electric: 3 - Typical				Const Adj.: 1.00989902				Totals	2	12	4																																																																																																							
Insulation: 2 - Typical				Adj \$ / SQ: 182.789																																																																																																														
Int vs Ext: S				Other Features: 95750																																																																																																														
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 2				NBHD Mod:																																																																																																														
% Heated: 100				LUC Factor: 1.00																																																																																																														
Solar HW: NO				Adj Total: 654463																																																																																																														
% Com Wall				Depreciation: 172778																																																																																																														
				Depreciated Total: 481685																																																																																																														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																										
Make:		Model:		Serial #:																																																																																																														
SPEC FEATURES/YARD ITEMS				Year:																																																																																																														
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
More: N	Total Yard Items:				Total Special Features:											Total:																																																																																																		
8	5	WDK	OFF	16	2																																																																																																													
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